

Highway Response

Ref: RECON 25/0775

Date: 10/03/26

PROPOSAL: CONSTRUCTION OF FIVE LIGHT INDUSTRIAL UNITS AND ASSOCIATED ACCESS

SITE: J W Bowkett Electrical Installations Ltd Factory Road Newport NP20 5FA

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

Highway recommendation:

Further detail requested.

Highway Comments:

The access is shown as a widened "crossing". This should be a radiused kerb for HGV access. The applicant should note that licence will be required from Highways to amend the access. This is separate and independent of planning permission and is only granted when Highways are satisfied that the access is safe/compliant.

Also, the plans do not indicate how pedestrian visibility is achieved. This is a key issue for pedestrian safety and raises an objection if not addressed. Adjacent to both sides of the access, the brick wall cannot be more than 600mm height to provide intervisibility. Alternatively, a different boundary treatment could be proposed.

We would suggest that the detail is agreed prior to determination, however it would be possible to attached a pre-occupation condition.

Suggested Condition:

No part of the development shall be brought into use until visibility splays of 2metres by 2 metres have been provided on each side of the access. The depth shall be measured from the back of footway; and the width measured outward from the edges of the access. The splays shall be created clear of obstructions to visibility at or above a height of 0.6metres above footway. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility in the interests of road safety.

Informative Notes:

It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.